

Adopted at Meeting 12/3/81

BOARD OF APPEAL REFERRALS

DECEMBER 3, 1981

1. Z-5416 Shell Oil Company
501 Southamptn Street, South Boston
2. Z-5423 P I C Realty Trust
50 Symphony Road, Boston
3. Z-5424 Drake Chisholm
59 Rutland Street, Boston
4. Z-5425 Public Facilities Department;
Frederick A. Ficken (Developer
1448-1454 Dorchester Avenue & 225-229 Adams St., Dorch.
5. Z-5426-5427 Harry Parsekian
614-616 East Third Street, South Boston
6. Z-5428 United Illuminating Realty Trust
60 Beech Glen Street, Roxbury
7. Z-5433 Massachusetts General Hospital
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353-355 North Street & 338-340 Commercial Street
Boston
9. Z-5439 Phyllis G. Shapiro
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10. Z-5440 William Merola & Sons, Inc.
600 Truman Parkway, Hyde Park
11. Z-5442 Baptist Bible College East
950 Metropolitan Avenue, Hyde Park
12. Z-5443 Pearson Sunderland III
19 Robinwood Avenue, Jamaica Plain
13. Z-5444 Harold Brown
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continued

15. Z-5447 Boston Plaza Hotel Associates
200 Boylston Street, Boston
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17. Z-5449 Edward Willett
910 Beacon Street, Boston
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236 Brighton Avenue, Allston
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139-145 Richmond & 188 North Streets, Boston

MEMORANDUM

December 3, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/8/81

Z-5416

Shell Oil Co.

501 Southamptn Street, South Boston at Boston Street

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect canopy over pump island.

Violation(s):
Section

8-6. Change in pre-existing conditional use.

Proposal would convert gas station to a complete self service facility. No objections.
Recommend approval with provisos.

VOTED: In reference to petition Z-5416, brought by Shell Oil Co., 501 Southamptn Street, South Boston, for a conditional use to erect addition to gas service station in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-5416
501 SOUTHAMPTON ST,
(S.B.)

Board of Appeal Referrals 12/3/81

Hearing: 12/1/81

Z-5423

P I C Realty Trust

50 Symphony Road, Boston near Hemenway Street

Vacant land

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use premises for ancillary parking - 23 cars

Violation(s):
Section

8-7 (71). Ancillary parking is conditional in an H-3 district.

Lot presently is a blight on this residential street. Proposal will provide parking for tenants of 114-116-118-120 Hemenway Street, 115 Gainsboro Street, 74 Symphony Road.
Recommend approval with provisos.

VOTED: In reference to petition Z-5423, brought by PIC Realty Trust, 50 Symphony Road, Boston, for a conditional use to use premises for ancillary parking of 23 cars in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the lot accommodate no more than 20 cars; that no curb cut be allowed on Symphony Road and entrance - exit be located on Public Alley 810; that plans inclusive of paving, fencing, landscaping, lighting, drainage be submitted to the Authority for design review; that lot be used exclusively for residents of 114-116-118-120 Hemenway Street, 115 Gainsboro Street 74 Symphony Road.



Z-5423
50 SYMPHONY RD.
(B.P.)

Board of Appeal Referrals

12/3/81

Hearing: 12/15/81

Z-5424

Drake Chisholm

59 Rutland Street, Boston near Tremont Street

3½ story structure

District(s): apartment H-2 _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy-four apartments.

Violation(s):

Section

17-1. Open space is insufficient.

Occupancy existing. Blackstone Square Park within a block from site alleviates open space deficiency. Recommend approval.

VOTED: In reference to petition Z-5424, brought by Drake Chisholm, 59 Rutland Street, Boston, for a variance to legalize occupancy for four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy existing. Blackstone Square Park within a block from site alleviates open space deficiency.

Z-5424
59 RUTLAND ST.
(B.P.)

Board of Appeal Referrals 12/3/81

Hearing: 12/15/81

Z-5425

Public Facilities Department
Frederick A. Ficken (Developer)
1448-1454 Dorchester Avenue & 225-229 Adams
Street, Dorchester

Four story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: - legalize occupancy: 12 apartments and 3 stores

Violation(s):

Section

- 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in a B-2 district.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

No record of legal occupancy. Assessing Department records indicate nine apartments and three stores. Proposal is consistent with City Commercial Development plan for the area and has support of Fields Corner Commercial Development Commission, Businessmen's Association, Neighborhood Commission, Clam Point Association. Recommend approval.

VOTED: In reference to petition Z-5425, brought by Public Facilities Department, 1448-1454 Dorchester Avenue and 225-229 Adams Street, Dorchester, for a forbidden use and two variances to legalize occupancy for twelve apartments and three stores in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with City Commercial Development plan for the area and has support of Fields Corner civic group.



Z-5425

225 ADAMS ST.

1448-54 DORCHESTER A
(DOR.)

Board of Appeal Referrals 12/3/81

Hearing: 12/8/81

Z-5426-5427
Harry Parsekian
614-616 East Third Street, South Boston at L Street

Three story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

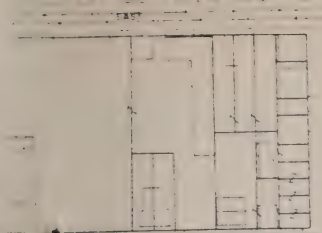
Purpose: subdivide.

Violation(s):
Section

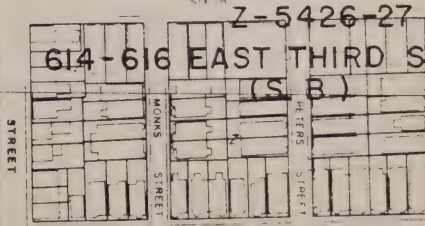
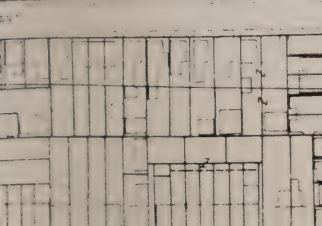
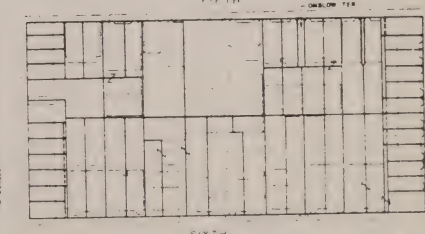
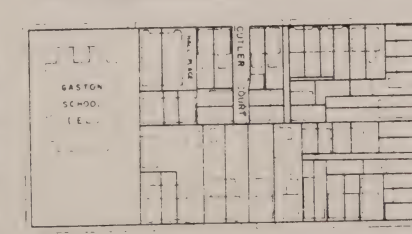
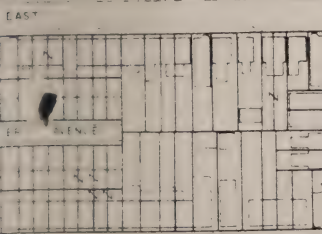
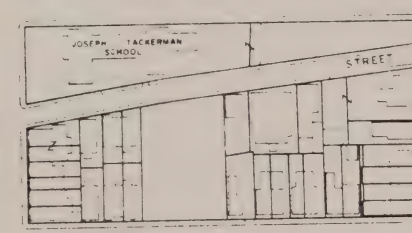
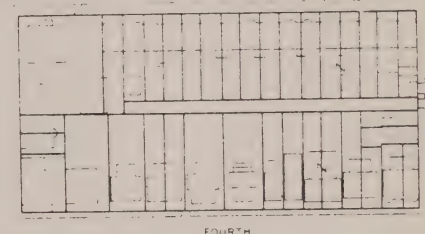
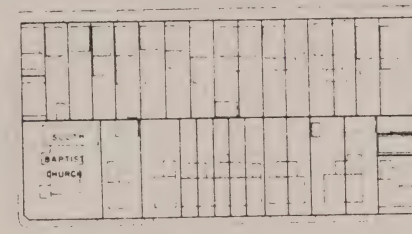
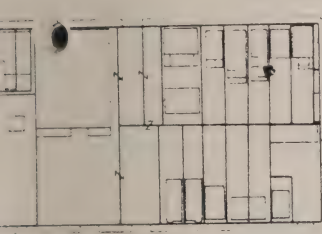
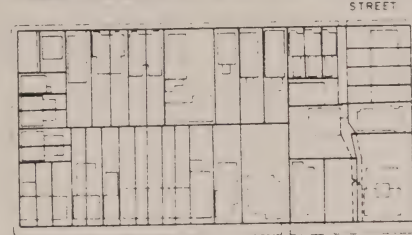
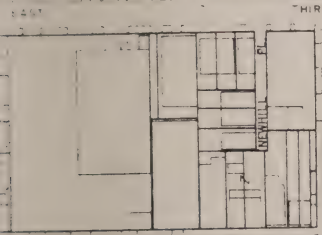
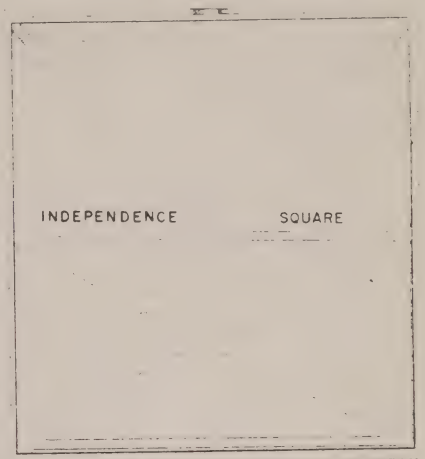
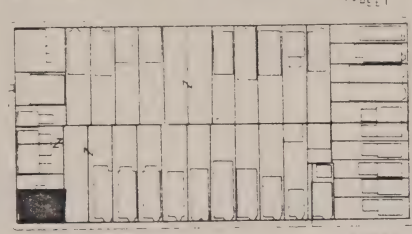
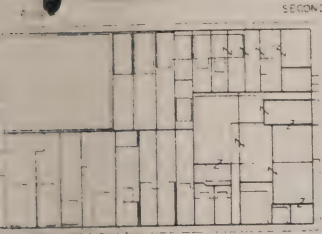
- 14-1. Lot area is insufficient.
- 14-3. Lot width is insufficient.
- 14-4. Street frontage is insufficient.
- 17-1. Open space is insufficient.

Subdivision will allow sale of separate dwellings to existing occupants. Violations are technical. No opposition. Recommend approval.

VOTED: In reference to petitions Z-5426-5427, brought by Harry Parsekian, 614-616 East Third Street, South Boston, for seven variances to subdivide in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of separate dwellings to existing occupants. Violations are technical.



CHRISTOPHER J LEE PLAYGR



Z-5426-27
614-616 EAST THIRD ST.
(S.B.)

Board of Appeal Referrals

12/3/81

Hearing: 12/15/81

Z-5428

United Illuminating Realty Trust

60 Beech Glen Street, Roxbury near Highland Street

2½ story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect 10' high fence.

Violation(s):

Section

18-1. Structure may not exceed five feet above grade within required front yard.

19-1. Fence may not exceed six feet above grade within required side yard.

Ten foot fence is excessive and would have an adverse effect on neighborhood. Reaction of majority of residents is similar. Recommend Denial.

VOTED: In reference to petition Z-5428, brought by United Illuminating Realty Trust, 60 Beech Glen Street, Roxbury, for two variances to erect a ten foot high fence in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Ten foot fence is excessive and would have an adverse effect on neighborhood. Reaction of majority of residents is similar.

Z-5428

60 BEECH GLEN ST.
(ROX.)



Hearing: 12/1/81

Z-5433

Massachusetts General Hospital
25 Commonwealth Avenue, Boston near Berkeley Street.

Four story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one family dwelling to dormitory.

Violation(s):
Section

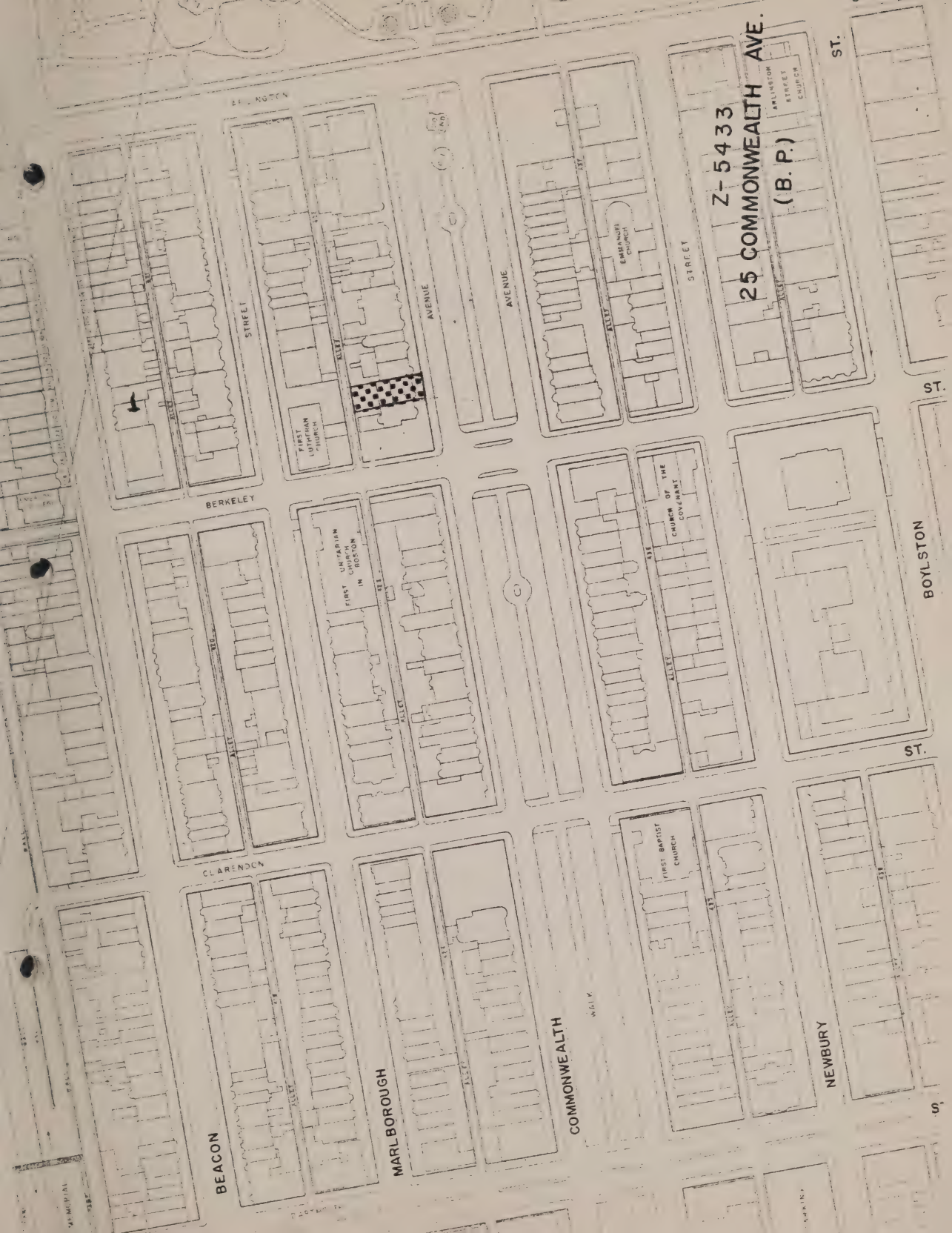
8-7 (13). Dormitory not upon the same lot but accessory to a main use is conditional in an H-3-65 district.

23-1. Off-street parking is insufficient.

In 1969 & 1975 similar petitions were approved by Board of Appeal for five year periods with Authority concurrence.

Building is used as a residence for student nurses. Abutting property, #27, is also owned by petitioner. Hospital rule requiring students to use main hospital parking facilities mitigates violation. Recommend approval with proviso.

VOTED: In reference to petition Z-5433, brought by Massachusetts General Hospital, 25 Commonwealth Avenue, Boston, for a conditional use and variance for change of occupancy from one family dwelling to dormitory in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that dormitory use terminate after five years.



BEACON

MARLBOROUGH

COMMONWEALTH

NEWBURY

ST.

ST.

BOYLSTON

ST.

ST.

Z-5433

25 COMMONWEALTH AVE.
(B.P.)

CLARENDON

BERKELEY

NORTH

STREET

AVENUE

AVENUE

STREET

FIRST
UNITARIAN
CHURCH

FIRST UNITARIAN
CHURCH IN BOSTON

FIRST BAPTIST
CHURCH

CHURCH OF THE
COVENANT

EMERSON
CHURCH

ARLINGTON
STREET
CHURCH

Board of Appeal Referrals 12/3/81

Hearing: 12/15/81

Z-5434-5435

Vincent J. Masse

353-355 North Street & 338-340 Commercial Street, Boston

4½ & 5 story structures

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-2

Purpose: combine buildings; combined occupancy to be five apartments & one store;
 erect one story addition.

Violation(s):

Section

8-0. Extension of a pre-existing conditional use.

1b-1. Floor area ratio is excessive

17-1. Open space is insufficient.

Proposed sixth floor addition and expansion of existing fifth floor would obstruct window of adjacent property. Also, development eliminates existing courtyard between buildings. Abutter strongly opposed. Recommend denial.

VOTED: In reference to petitions Z-5434-5435, brought by Vincent J. Masse, 353-355 North & 338-340 Commercial Streets, Boston, for a conditional use and four variances to combine buildings for five apartments & store, and erect a one story addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Proposed sixth floor addition and expansion of existing fifth floor would obstruct windows of adjacent property. Also, development eliminates courtyard between buildings.



Z-5434-35

353 NORTH ST

338-40 COMMERCIAL ST.

(B.P.)

Board of Appeal Referrals

12/3/81

Hearing: 12/15/81

Z-5439

Phyllis G. Shapiro

1a Melville Avenue, Dorchester near Washington Street

One story structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.5 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from lodge and banquet hall to office.

Violation(s):

Section

9-2. Change in a nonconforming use.

10-1. Off street parking not allowed within required frontyard.

Site is opposite Dorchester Court House. Building is set back approximately 170 feet from street line. Petitioner has reviewed proposal with abutters and they indicate support. Recommend approval with provisos.

VOTED: In reference to petition Z-5439, brought by Phyllis G. Shapiro, 1a Melville Avenue, Dorchester, for a change in a nonconforming use and a variance for change of occupancy from lodge and banquet hall to office in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that landscaping be provided to screen parking from residential properties; that landscaping and parking plans be submitted for design review.



Z-5439
1A MELVILLE AVE.
(DOR.)



WASHINGTON

MELVILLE AVE

ROSEBURY ST

ROSEBURY ST

HOPESTILL ST

ASPINWALL ST

AVENUE

AVENUE

CENTRE

CODMAN SQUARE

TALBOT

THOMAS LATHAM HIGH SCHOOL

SECOND CHURCH IN DORCHESTER

COURT HOUSE

SEABORN ST

KENWOOD

COURT

PARKING

STREET

AVENUE

TALBOT

Board of Appeal Referrals 12/3/81

Hearing: 12/15/81

Z-5440

William Merola & Sons Inc.

600 Truman Pkwy, Hyde park near Warren Avenue

13,323 square feet of vacant land

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-.5 manufacturing _____

Purpose: erect four family dwelling.

Violation(s):

Section

8-7. Multi-family dwelling is forbidden in an S-.5 district.

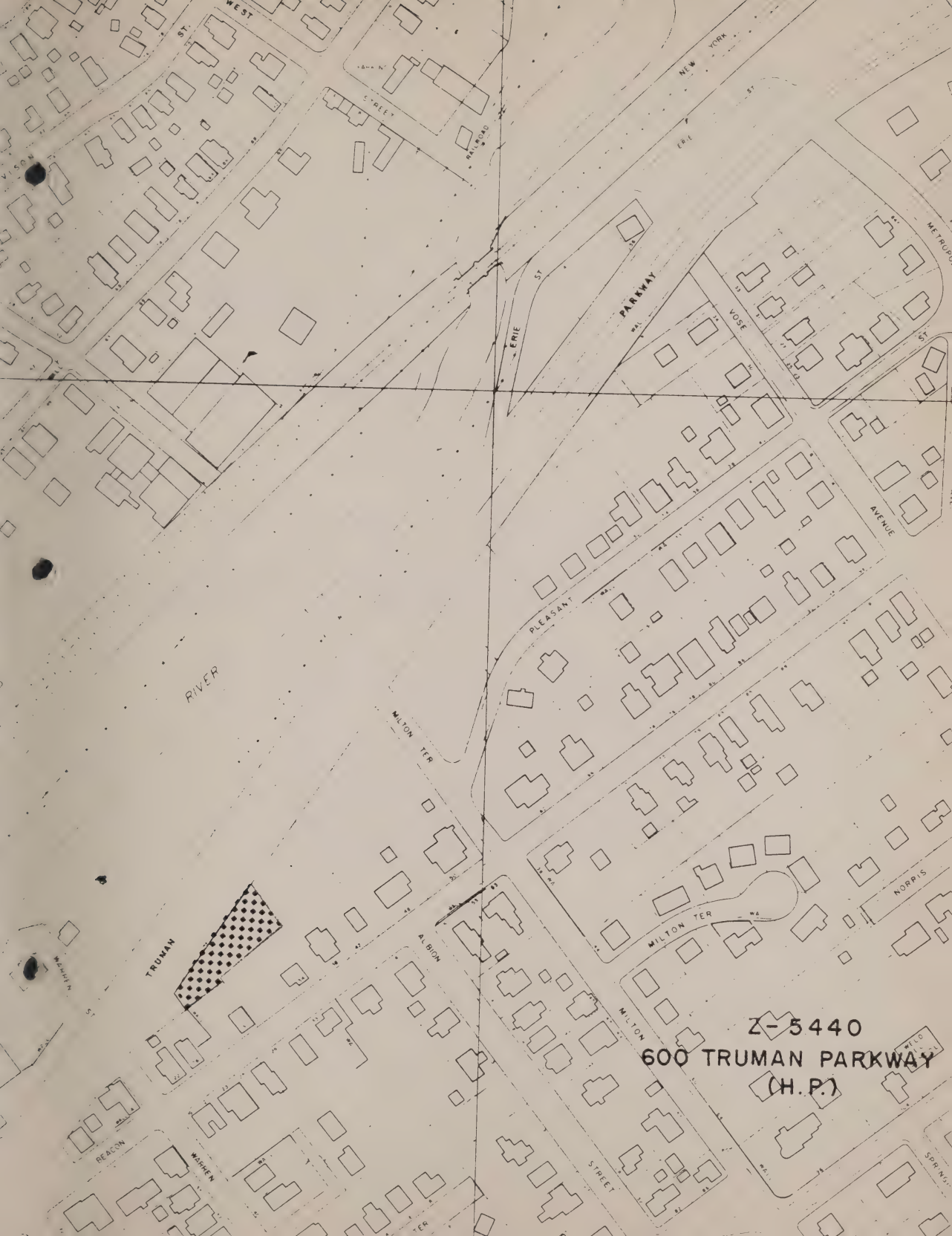
14-2. Lot area is insufficient

18-1. Front yard is insufficient

20-1. Rear yard is insufficient.

Proposed dwelling consisting of two two bedroom and two one bedroom units would not adversely affect the immediate area. A three story multi-family structure is located opposite the site. Unusual configuration of lot precluded yard compliance. Abutters have no objections. Recommend approval with provisos.

VOTED: In reference to petition Z-5440, brought by William Merola & Sons, Inc., 600 Truman Parkway, Hyde Park, for a forbidden use and three variances to erect a four family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-5440
600 TRUMAN PARKWAY
(H.P.)

Hearing: 12/1/81

Z-5442

Baptist Bible College East

950 Metropolitan Avenue, Hyde Park at Milton Line

Religious Complex

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 _____ manufacturing _____

Purpose: change occupancy from day care center, dormitory, convent, study rooms
to religious education-bible college, dormitory, convent, study rooms.

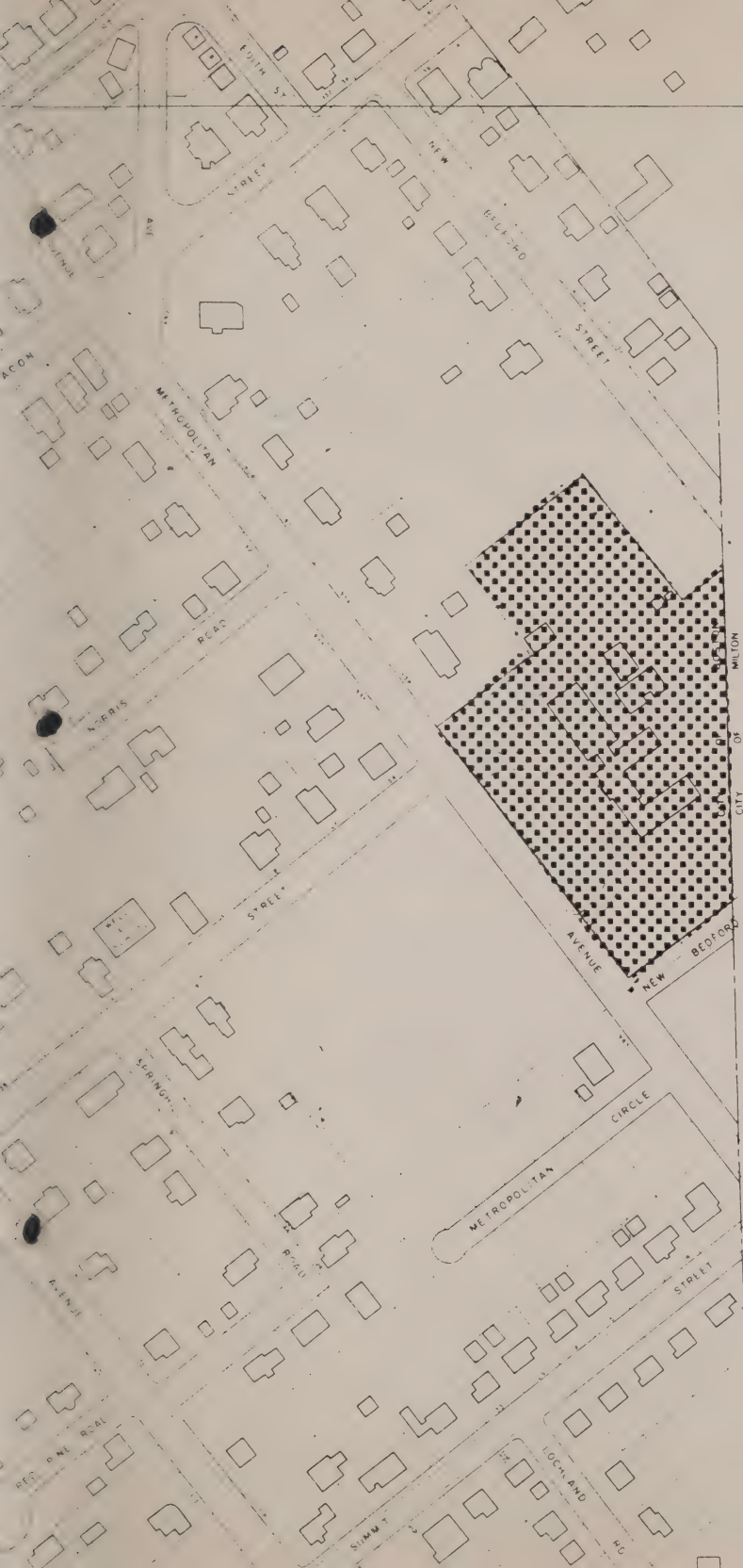
Violation(s):

Section

8-7. Bible college is forbidden in an S-.3 district.

Buildings formerly used by Columbian Sisters. College will prepare ministers, missionaries and workers for Baptist church. Dormitory accommodates 130 students. Adequate parking is provided. Abutters have no objections. Recommend approval.

VOTED: In reference to petition Z-5442, brought by Baptist Bible College East, 950 Metropolitan Avenue, Hyde Park, for a forbidden use for change of occupancy from day care center, dormitory, convent, study rooms to religious education-bible, college, dormitory, convent, study rooms in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Facility is similar to former religious occupancy of Columbian Sisters. No adverse impact.



Z-5442
950 METROPOLITAN AVE.
(H.P.)

Board of Appeal Referrals

12/3/81

Hearing: 12/1/81

Z-5443

Pearson Sunderland III

19 Robinwood Avenue, Jamaica Plain near Centre Street

2½ story structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one family dwelling to two family dwelling.

Violation(s):

Section

8-7. Dwelling converted for more families which meets at least one half the requirement for lot area is conditional in an R-.5 district.

14-1. Lot area is insufficient.

Additional unit is consistent with residential character of street and neighborhood.
No objection from abutters. Recommend approval.

VOTED: In reference to petition Z-5443, brought by Pearson Sunderland III, 19 Robinwood Avenue, Jamaica Plain, for a conditional use and variance for change of occupancy from one to two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violation will not have an adverse impact on the residential-institutional neighborhood.



Z-5443
19 ROBINWOOD AVE.
(J.P.)

Board of Appeal Referrals

12/3/81

Hearing: 12/8/81

Z-5444

Harold Brown

524 East Broadway, South Boston near G Street

Four story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: legalize occupancy - 12 apartments

Violation(s):

Section

- 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1-50 district.
- 14-2. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.

No record of legal occupancy. Previous owner and abutters have indicated the building contained twelve apartments for at least ten years. Occupancy is compatible with immediate neighborhood (residential, doctors and lawyers offices, district courthouse). Petitioner has agreed to submit parking plan for twelve spaces in rear of building to alleviate congested traffic conditions (double parking).

Recommend approval with proviso.

VOTED: In reference to petition Z-5444, brought by Harold Brown, 524 East Broadway, South Boston, for a forbidden use and three variances to legalize occupancy for twelve apartments in an aptment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided that twelve space parking-landscaping plan is submitted for design review. Off-street parking will alleviate congested traffic conditions (double parking). Previous owner and abutters have indicated the building contained twelve apartments for at least ten years. Occupancy is compatible with immediate neighborhood (residential, doctors and lawyers offices, district courthouse).



Board of Appeal Referrals 12/3/81

Hearing: 12/1/81 Z-5445
 Ninety Nine Chestnut Hill Avenue Partnership
 99-111 Chestnut Hill Avenue, Brighton at William
 Jackson Avenue

Three story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-.5 _____ manufacturing _____

Purpose: increase capacity of nursing home - 200 to 203 beds.

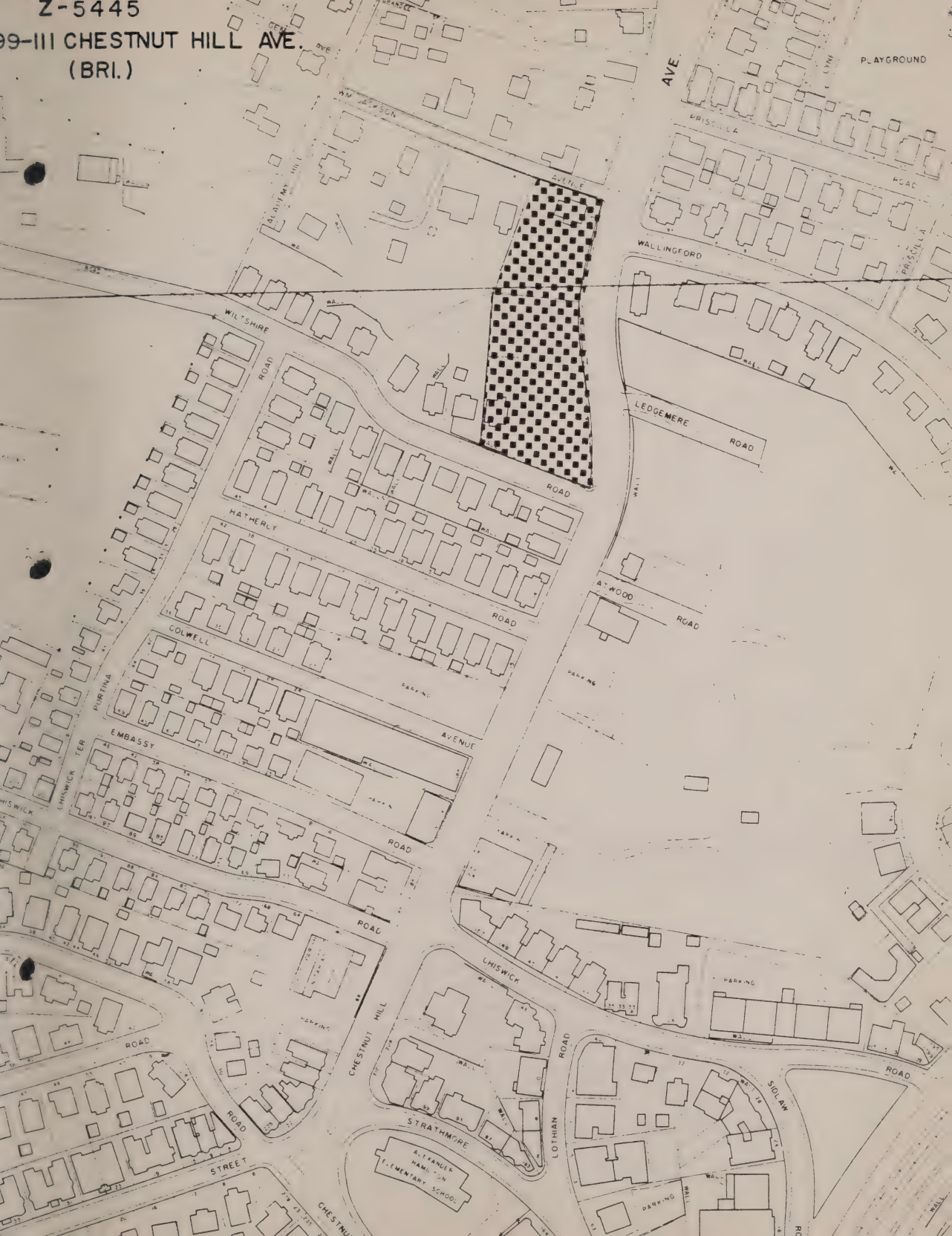
Violation(s):
Section

8-7. Nursing home is forbidden in an S-.5 district.

Minimal increase of 3 beds does not require Certificate of Need. No structural changes. No objections from abutters. Recommend approval.

VOTED: In reference to petition Z-5445, brought by Ninety Nine Chestnut Hill Avenue Partnership, 99-111 Chestnut Hill Avenue, Brighton, for a forbidden use to increase nursing home bed capacity from 200 to 203 in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal increase will have no adverse impact.

Z-5445
99-III CHESTNUT HILL AVE.
(BRI.)



Board of Appeal Referrals

12/3/81

Hearing:

12/8/81

Z-5447

Boston Plaza Hotel Associates

200 Boylston Street, Boston at Charles Street South

Four structures (2 seven story & 2 one story)

District(s): apartment _____ general business B-10 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose:

erect 15 story hotel-apartment structure Four Seasons Hotel - (290 hotel rooms - 100 condominiums).

Violation(s):

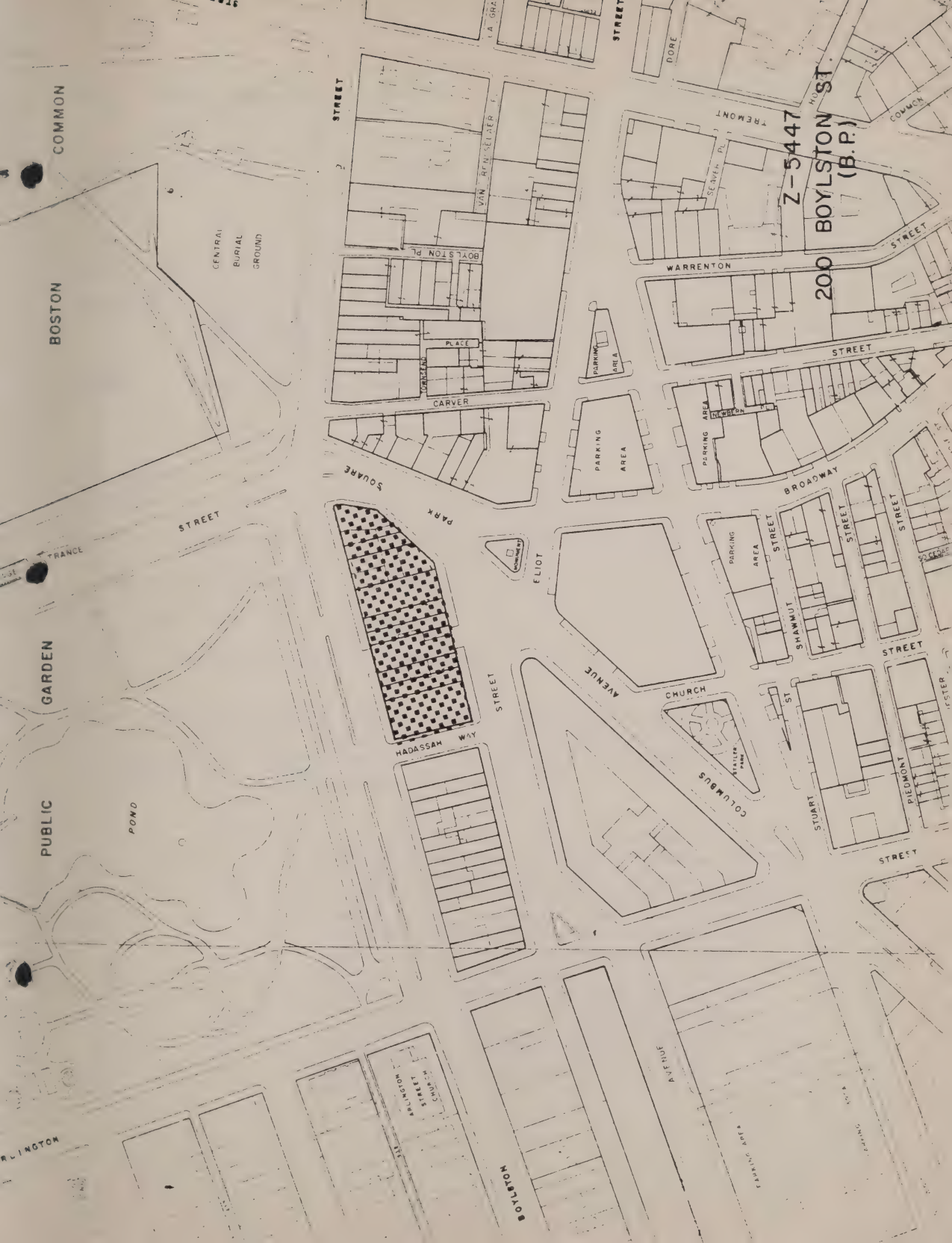
Section

- 8-7. Accessory off-street parking is conditional in a restricted parking district.
- 18-1. Front yard is not provided.
- 18-3. Traffic visibility across corner is insufficient.
- 18-4. Front yard on side street is not provided.
- 18-4. Front yard on street at rear of lot is not provided.
- 24-1. Off-street loading is insufficient.

Site is located between Hadassah Way and Charles Street South facing the Public Garden. Proposal also includes conference - dining facilities, Health Club and garage. Development is consistent with Park Plaza Urban Renewal Plan and has been subject to continuing design review. Recommend approval with proviso.

VOTED:

In reference to petition Z-5447, brought by Boston Plaza Hotel Associates, 200 Boylston Street, Boston, for a conditional use and five variances to erect a 15 story hotel-apartment structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Site is opposite the Public Garden between Hadassah Way and Charles Street South. Proposed "Four Seasons Hotel" development is consistent with Park Plaza Urban Renewal Plan.



BOSTON

COMMON

GARDEN

PUBLIC

POND

CENTRAL
BURIAL
GROUND

STREET

STREET

SQUARE

PARK

HADASSAH WAY

STREET

ELIOT

AVENUE

CHURCH

COLUMBUS

BROADWAY

SHAWMUT

STUART

STREET

STREET

STREET

STREET

STREET

STREET

200

BOYLSTON ST

(B.P.)

Z-5447

HUNTINGTON

WARRENTON

SEVEN PL

WARRENTON

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

CARVER

PLACE

BOYLSTON PL

VAN REN-SELER

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Board of Appeal Referrals

12/3/81

Hearing: 12/8/81

Z-5448

Trustees of Boston University

790 Harrison Avenue, Boston at East Concord Street

Seven story structure

District(s): apartment H-3 _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from medical outpatient functions to research facility.

Violation(s):

Section

8-7. Ancillary research facility is conditional in an H-3 district.

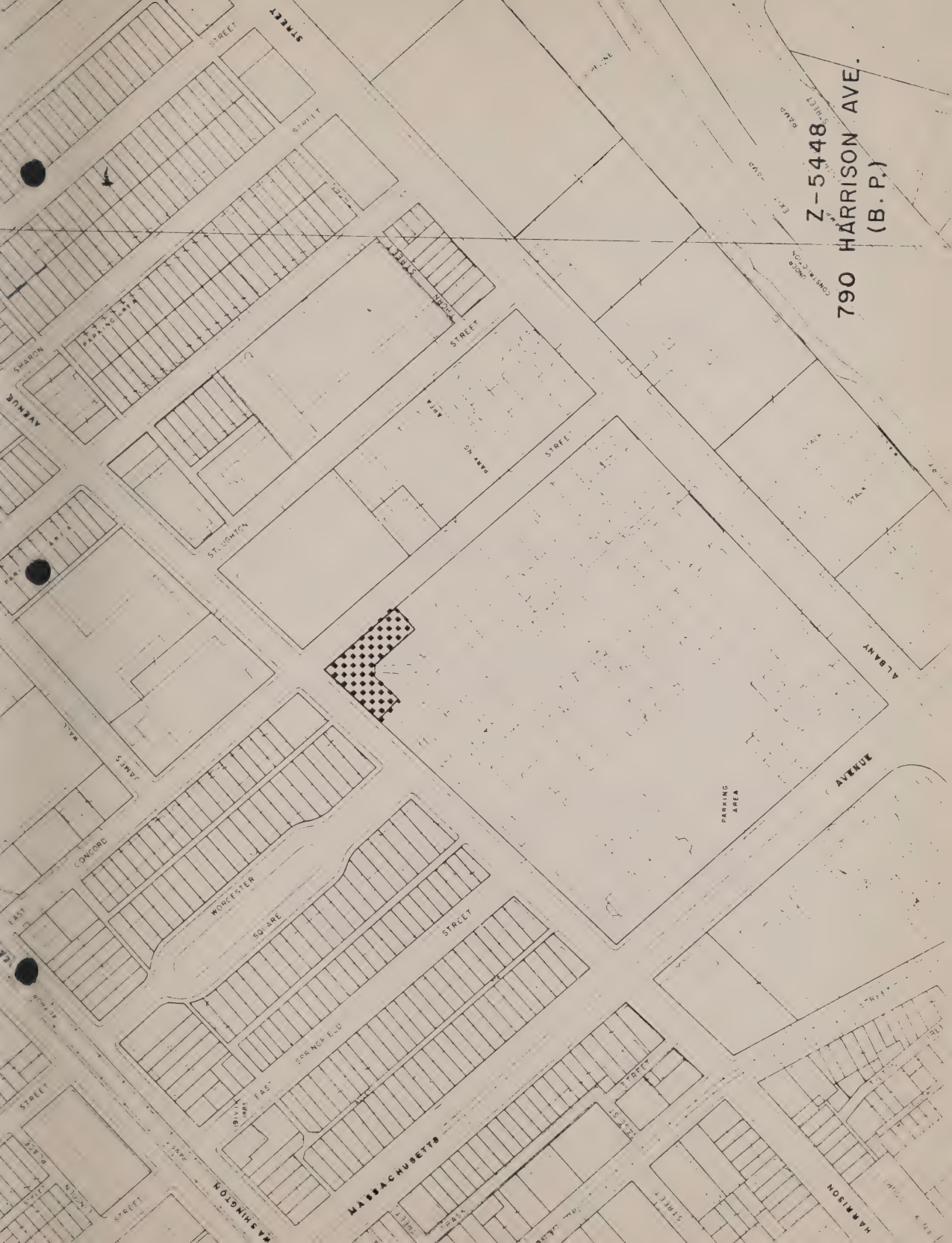
15-1. Floor area ratio is excessive.

20-1. Rear yard is insufficient.

21-1. Setback of parapet is insufficient.

Former Boston City Hospital Outpatient Building was sold and will be used for scientific research and laboratory tests by BU School of Medicine. Site is within BU-City Cooperation Agreement Master Plan Area. City will receive \$35,000 in lieu of taxes annually. Recommend approval with proviso.

VOTED: In reference to petition Z-5448, brought by Trustees of Boston University, 790 Harrison Avenue, Boston, for a conditional use and three variances for change of occupancy from medical outpatient functions to research facility in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Former Boston City Hospital outpatient building will be used for scientific research and laboratory tests by BU School of Medicine. Site is within BU-City Cooperation Agreement Master Plan Area. City will receive \$35,000 in lieu of taxes annually.



Z-5448

790 HARRISON AVE.
(B.P.)

Board of Appeal Referrals 12/3/81

Hearing: 12/1/81 Z-5449
Edward Willett
910 Beacon Street, Boston near Audobon Circle

One story structure

District(s): apartment H-2 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from store to offices.

Violation(s):
Section

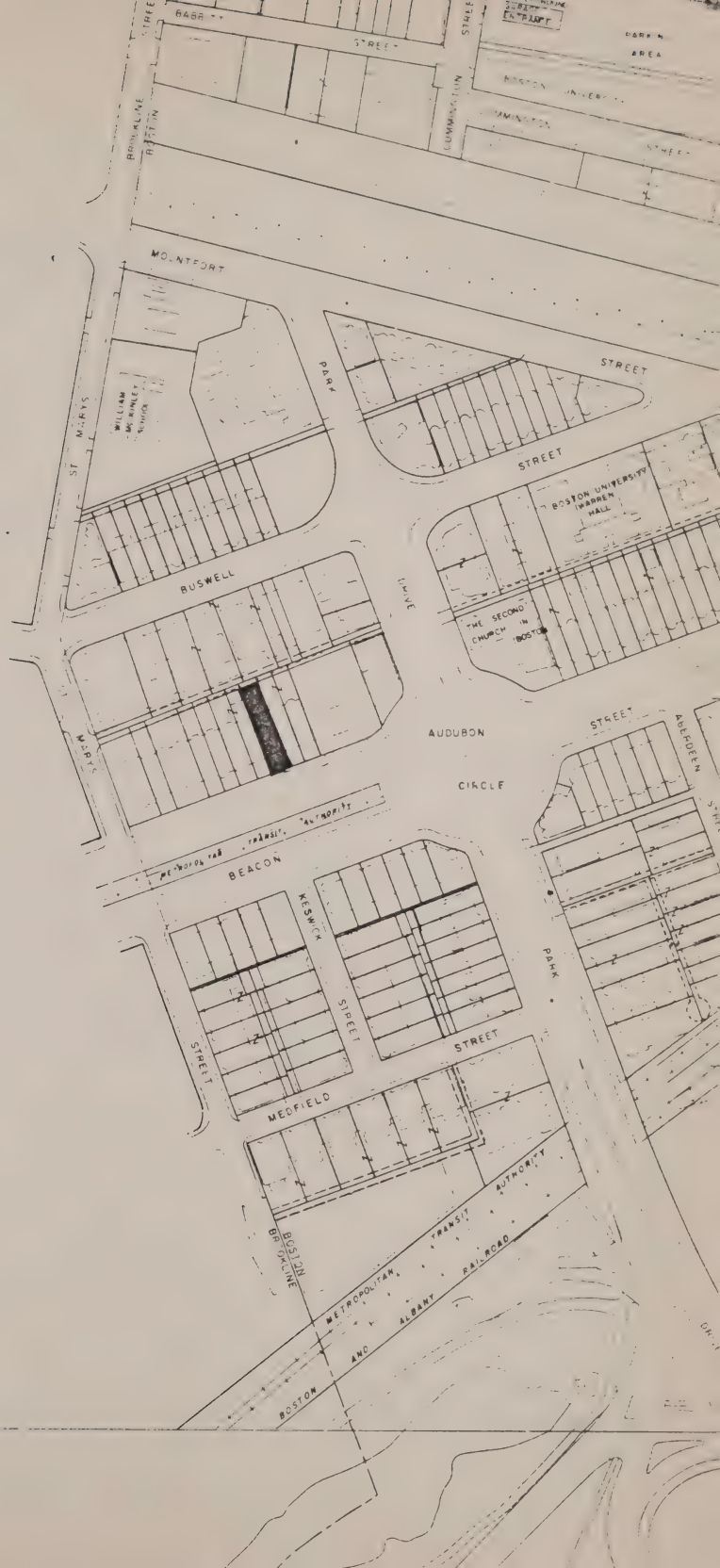
- 8-7. Office building is forbidden in an H-2 district.
- 9-2. Change in a nonconforming use.

Structure, erected as a store in 1930, is presently occupied by a dry cleaing facility. Petitioner publishes training and text books for stock brokers. Printing is done elsewhere. Three parking spaces are provided in rear. Use is consistent with commercial-residential character of the area. No neighborhood opposition. Recommend approval.

VOTED: In reference to petition Z-5449, brought by Edward Willett, 910 Beacon Street, Boston, for a change in a nonconforming use and a forbidden use for change of occupancy from store to offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Office use, publishing of training and text books for stock brokers, is consistent with commerical-residential character of the area.

INE

Z-5449
910 BEACON ST.
(B.P.)



Board of Appeal Referrals

12/3/81

Hearing: 12/15/81

Z-5451

Charles Roazen

236 Brighton Avenue, Allston at Higgins Street

One story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from wholesale-retail sale of auto parts to wholesale-retail sale of office supplies.

Violation(s):

Section

9-2. Change in a nonconforming use.

Similar use will not have an adverse impact on the commercial street. Recommend approval.

VOTED: In reference to petition Z-5451, brought by Charles Roazen, 236 Brighton Avenue, Allston, for change in a nonconforming use for change of occupancy from wholesale-retail sale of auto parts to wholesale-retail sale of office supplies in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Similar use will not have an adverse impact on the commercial street.



2-5451
236 BRIGHTON AVE.
(ALLSTON)

Board of Appeal Referrals 12/3/81

Hearing: 12/8/81 Z-5453
Rose Marie Memmolo
139-145 Richmond & 188 North Streets, Boston

Six story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three stores, laundrette and manufacturing to 13 apartments, retail stores, shops, restaurant; erect one story addition.

Violation(s):
Section

- 9-1. Structural change to nonconforming use.
- 15-1. Floor area ratio is excessive.
- 20-1. Rear yard is insufficient.
- 21-1. Setback of parapet is insufficient.
- 23-1. Off street parking is insufficient.
- 17-1. Open space is insufficient.

In 1973, similar petition was approved by Authority and Board of Appeal; lack of financing prevented continuance of process for permit. In 1976 Authority again recommended approval but petitioner failed to appear at public hearing and appeal was dismissed without prejudice.

Current petition includes one story roof addition. Commercial uses, pasta manufacturing and retail sale, shoe repair, sign shop, plumbing shop, storage, restaurant are existing on first and second floors. Thirteen parking spaces will be provided at nearby parking facility. Abutters have no objections. Recommend approval with provisos.

VOTED: In reference to petition Z-5453, brought by Rose Marie Memmolo, 139-145 Richmond & 188 North Streets, Boston, for a change in a nonconforming use and five variances for change of occupancy from three stores, laundrette, manufacturing to 13 apartments, retail stores, shops, restaurant in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that addition be adequately set back from facades to reduce visual impact; that plans be submitted to the Authority for design review.



Z-5453

139-145 RICHMOND ST
188 NORTH ST
(B.P.)